

IN RE: PETITION FOR SPECIAL EXCEPTION
358 German Hill Road, 0 Ft. E.
of Plainfield Avenue
101 German Hill Rd.
(Proposed Royal Farm Store)
12th Election District
7th Councilmanic District
Cloverland Farms Dairy, Inc.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-166-XA

ORDER OF DISMISSAL

The petitioner herein requested a Petition for a Special Exception from Sections 405.2.B.1 and 405.4.D.8 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an automotive service station in combination with a food store with less than 5000 sq. ft.; and a Petition for Zoning Variance from Section 405.4.A.1 and 405.4.D.8 of the B.C.Z.R. to permit a site area of 19,210 sq. ft. in lieu of the required 26,608 sq. ft.; and a variance from Section 409.4 to permit vehicular travelway with direct access to offstreet parking; and a variance from Section 409.4.C to permit a width of two way aisles of 0 ft. in lieu of the required 22 ft.; and a variance from Section 409.8.A.4 to permit a distance from parking spaces to the public right of way of 8 ft. in lieu of the required 10 ft.

WHEREAS, a hearing was scheduled to be held on February 3, 1992 at 11:00 A.M., in Room 118 of the Court House, before the Zoning Commissioner, regarding the above captioned case; and,

WHEREAS, a letter, dated January 31, 1992, by the Petitioner's attorney, Nathan Patz, Esquire, was received in this office requesting a withdrawal of the Petition for Special Exception and Zoning Variance.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County this 12th day of March, 1992 that the Petition for a Special Exception and Zoning Variance, in the above captioned matter, be and the same is hereby DISMISSED without prejudice, upon payment of open costs by the Petitioner.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 113 - Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 11, 1992

Nathan Patz, Esquire
10 Light Street
Suite 2110
Baltimore, Maryland 21202

RE: Case No. 92-166-XA
Petition for Special Exception
Cloverland Farms Dairy, Inc., Petitioner

Dear Mr. Patz:

Attached hereto is an Order of Dismissal dated March 12, 1992 regarding the above captioned matter.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
att.

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-166-XA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County to use the herein described property for to permit an automotive service station and

405.2B.1 and to permit a service station in combination with a food store
with less than 5000 square feet per 405.4D.8.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

LEGAL OWNER

Cloverland Farms Dairy, Inc.
(Type or Print Name)

John M. Kemp, V.P.
Signature

2200 North Monroe Street
Address

Baltimore, Maryland 21217
City and State

Attorney for Petitioner:

Nathan Patz
(Type or Print Name)

10 Light Street
Address

Baltimore, Maryland 21202
City and State

Attorney's Telephone No.: 685-6666

LEGAL OWNER

Francis Stengel
(Type or Print Name)

John M. Kemp, V.P.
Signature

2200 North Monroe Street
Address

Baltimore, Maryland 21217
City and State

Name and telephone number of legal owner, contractor purchaser or representative to be contacted

John Kemp, V.P.
Name: Cloverland Farms Dairy, Inc.

2200 North Monroe Street, Baltimore, Md. 21217
City and State

Name: Cloverland Farms Dairy, Inc.

685-2222
Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

Z.C.C. No. 1

(over)

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-166-XA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section _____ See Attached.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Due to the shape and size of the tract of land involved and providing enough area for the required parking and ample area for circulation for vehicles.

1. Variance from Section 405.4A.1 and 405.4D.8 to permit a site area of 19210 square feet in lieu of the required 26608 square feet.
2. Variance from Section 409.4 to permit vehicular travelway with direct access to offstreet parking.
3. Variance to Section 409.4C to permit a width of two way aisles of 0 feet in lieu of the required 22 feet.
4. Variance to Section 409.8A.4 to permit a distance _____ in parking spaces to the public right-of-way line of 8 feet in lieu of the required 10 feet.

92-166-XA

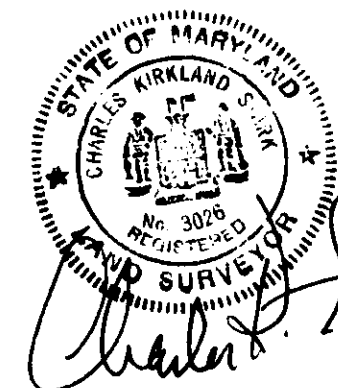
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
654 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

92-166-XA

August 5, 1991 REV.

Description to Accompany Petition
For Special Exception and Variance.

Beginning for the same on the northeast right of way line of Plainfield Road 60 feet wide distant 150 feet more or less measured southeasterly along the northeast right of way line of Plainfield Road from its intersection with the southwest right of way line of German Hill Road 60 feet wide and at the beginning of that right of way line of German Hill Road 60 feet wide and recorded among the Land Records of Baltimore County in Liber E.W.K., Jr. 6333 Folio 590 was conveyed by Frances C. Stengel to Francis C. Stengel thence running with and binding on the northeast right of way line of Plainfield Road
1 - North 13° 59' 50" West 124.24 feet thence
2 - North 43° 26' 20" East 24.22 feet to the southwest right of way line of German Hill Road 60 feet wide thence running with and binding on the southwest right of way line of German Hill Road the two following courses and distances
3 - South 74° 23' 40" East 75.86 feet and
4 - Southeasterly by a line curving to the east with a radius of 830.00 feet for an arc distance of 49.89 feet (the chord of said arc being South 76° 06' 59" East 49.88 feet) thence
5 - South 13° 59' 50" East 150.51 feet thence
6 - North 74° 25' 30" West 150.00 feet to the place of beginning.
Containing 0.441 acres of land more or less.



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 8/2/91
Posted for: Special Exception & Variance
Petitioner: Cloverland Farms Dairy, Inc.
Location of property: 2200 North Monroe Street, Baltimore, Md.
Location of Signs: Highway 10 Light Street, Baltimore, Md.
Remarks: _____
Posted by: M. Kemp Date of return: 8/2/91
Number of Signs: 2

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 8/2/91
Posted for: Special Exception & Variance
Petitioner: Cloverland Farms Dairy, Inc.
Location of property: 2200 North Monroe Street, Baltimore, Md.
Location of Signs: Highway 10 Light Street, Baltimore, Md.
Remarks: _____
Posted by: M. Kemp Date of return: 8/2/91
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/24, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/24, 1991.

THE JEFFERSONIAN,

S. Zeke Orlan
Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-166-XA
358 German Hill Road
0 Ft. E. of Plainfield Avenue
101 German Hill Road
(Proposed Royal Farm Store)
12th Election District
7th Councilmanic District
Cloverland Farms Dairy, Inc.
Hearing Date: Wednesday, Nov. 13, 1991
at 10:30 a.m.

Special Exception to permit an automotive service station and to permit a service station in combination with a food store with less than 5,000 square feet. Variance to permit a site area of 19,210 square feet in lieu of the required 26,608 square feet to permit vehicular travelway with direct access to off-street parking to permit a width of two-way aisles of zero feet in lieu of the required 22 feet and to permit a distance from parking spaces to the public right-of-way line of 8 feet in lieu of the required 10 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
10/26/91 October 24

\$4690

CERTIFICATE OF PUBLICATION

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case Number: 92-166-XA
S/S German Hill Road, 0' E of Plainfield Avenue
7701 German Hill Road (Proposed Royal Farm Store)
12th Election District - 7th Councilmanic District
Petitioner(s): Cloverland Farms Dairy, Inc.
HEARING: WEDNESDAY, NOVEMBER 12, 1991 at 10:30 a.m.
Special Exception to permit an automotive service station and to permit a service station in combination with a food store with less than 5,000 square feet. Variance to permit a site area of 19,210 square feet in lieu of the required 26,508 square feet; to permit vehicular travelway with direct access to off-street parking; to permit a width of two-way aisles of zero feet in lieu of the required 22 feet; and to permit a distance from parking spaces to the public right-of-way line of 8 feet in lieu of the required 10 feet.
Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222
October 24, 1991

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - Notice of Hearing - Case #92-166-XA - P.O. #0115339 - Reg. #M49775 - 82 lines @ \$91.00 - was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for One successive weeks before the 25th day of October 1991; that is to say, the same was inserted in the issues of October 24, 1991.

Kimbel Publication, Inc.
per Publisher.

By *Kimbel*

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

Account: R 001 6150
Number

Cashier Validation

111-00029412HRC
\$350.00
Please Make Checks Payable To: Baltimore County

receipt

111 West Chesapeake Avenue
Towson, MD 21204

DATE: 11-1-91

COPY

Cloverland Farms Dairy, Inc.
2200 North Monroe Street
Baltimore, Maryland 21217

RE: 92-166-XA

Dear Petitioner(s):

Please be advised that \$ 132.90 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 118, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Lawrence E. Schmidt
Lawrence E. Schmidt
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Nathan Patz, Esq.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

CASE

Account: R 001 6150
Number

Date

111-00029412HRC
\$350.00
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

Account: R 001 6150
Number

Cashier Validation

Please Make Checks Payable To: Baltimore County

receipt

Lawrence E. Schmidt
Lawrence E. Schmidt
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Nathan Patz, Esq.

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JAN 9 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-166-XA
S/S German Hill Road, 0' E of Plainfield Avenue
7701 German Hill Road (Proposed Royal Farm Store)
12th Election District - 7th Councilmanic District
Petitioner(s): Cloverland Farms Dairy, Inc.
HEARING: WEDNESDAY, FEB. 3, 1992 at 11:00 a.m.

Special Exception to permit an automotive service station and to permit a service station in combination with a food store with less than 5,000 square feet. Variance to permit a site area of 19,210 square feet in lieu of the required 26,508 square feet; to permit vehicular travelway with direct access to off-street parking; to permit a width of two-way aisles of zero feet in lieu of the required 22 feet; and to permit a distance from parking spaces to the public right-of-way line of 8 feet in lieu of the required 10 feet.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: Cloverland Farms Dairy, Inc.
Nathan Patz, Esq.

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 1, 1991

Nathan Patz, Esquire
10 Light Street
Baltimore, MD 21202

RE: Item No. 171, Case No. 92-166-XA
Petitioner: Cloverland Farms Dairy, Inc.
Petition for Special Exception and Zoning Variance

Dear Mr. Patz:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: November 1, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. John M. Kemp
Cloverland Farms Dairy, Inc.
2200 North Monroe Street
Baltimore, MD 21217

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 7th day of October, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Cloverland Farms Dairy
Petitioner's Attorney: Nathan Patz

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CLOVERLAND FARMS DAIRY, INC.
Location: #7701 GERMAN HILL ROAD
Item No.: 171 Zoning Agenda: OCTOBER 22, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JF/KEK

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

October 23, 1991

TO: Arnold Jablon, Director
Zoning Administration and Development Management
FROM: DIVISION OF GROUND WATER MANAGEMENT
SUBJECT: Zoning Item #171, Zoning Advisory Committee Meeting of October 22, 1991, Cloverland Farms Dairy, Inc., 5/5 German Hill Road, 0' E of Plainfield Avenue (#7701 German Hill Road), D-12 Public Water and Sewer

COMMENTS ARE AS FOLLOWS:

Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s), 5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.

SSF:rmf
171_ZNG/GWRMP

RECEIVED
OCT 25 1991
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 23, 1991
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
SUBJECT: Zoning Advisory Committee Meeting for October 22, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 124, 167, 168, 169, 170, 173, 176, 179, 179, 180, 184, 186, 187, 188 and 189.

In addition, we have no comments at this time for Item #438 (Case No. 91-486).

For Item 166, we will have no comments until the County Review Group Meeting.

For Item 171, see our County Review Group comments dated October 10, 1991.

For Items 174 and 175, minor subdivision review comments were prepared for this site, dated October 9, 1990.

Item 181 represents a minor subdivision, which should be processed through the minor subdivision procedure.

For Item 182, no comments are necessary on density transfer.

[Signature]
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 4, 1991
Zoning Administration and Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Cloverland Farms Dairy, Item No. 177 //

In reference to the Petitioner's request, staff offers the following comments:

A waiver of the CRG meeting requirement was granted on September 9, 1990, however, a CRG plan is required to be submitted for review. The Office of Planning and Zoning's (Current Planning) comments dated October 11, 1991 are attached.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn

CLVND/TXTROZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Wirth / SWM (2)(Pre-App Permit only) DATE: September 27, 1991
Mr. Powell / EIRD
Mr. Pilson / W&S
Mr. Flowers / CBGA
Mr. Maranto / Planning
Mr. Richards / Zoning
Mr. Bowling / DED (2)
Mr. Famili / Traffic
Mr. Weiss / Sanitation
Mr. Beaumont / Land Acq.
Mr. Lutz / House Nos.
Capt. Kelly / Fire Dept.
Mr. Kincer / Rec.&Parks
Mr. Brocato / SHA
Mr. Butcher / C&P
Mr. Keller / OP2 Deputy Director (FYI)

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: District: 12C7
Project Name: Royal Farm Storey
Project No.: 91257, 7701 German Hill Rd
Engineer: G. W. Stephens, Jr.
Phone No.: 825-8120

ACTION REQUESTED:
CRG Plan Review (Meeting Waived) : XX, W-91-137
CRG Plan Refinement Review :
CRG Non-Material Amendment Review :
CRG Plan Approval Extension Review:
Panhandle Minor CRG Plan Review :
Minor Subdivision Review :

Pre-Approved Building Permits: No

Please provide separate comments for Building Permits.
NOTE: Please detail any comments where permit cannot be approved, but subdivision approval is acceptable.

Please review the attached plan for compliance with current regulations and return comments to our office by 10/18/91. If you have no comments or do not need to review this plan, please indicate by placing your initials here.

Thank you for your attention to our request.

SDW:mmm
cc: File

TO: JLL 7/1
RECEIVED
SEP 29 1991
By: SES

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: November 6, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 22, 1991
ITEM NUMBER: 171

The proposed site layout is not acceptable, please see the C.A.C. comments.

[Signature]
Rahee J. Famili
Traffic Engineer II

RJP/lvd

LAW OFFICES
NATHAN PATZ

Associate
MAY A. ARONOWITZ

Office of Zoning Administration
111 West Chesapeake Avenue
Towson, Maryland 21204
Attention: Mr. Lawrence E. Schmidt

Dear Mr. Schmidt:

I am Counsel for the Petitioner in the above matter (Cloverland Farms Dairy, Inc.) the hearing of which has been assigned for Monday, February 3, 1992 at 11:00 a.m.

For your records I am confirming hereby my telephone statement to you early this afternoon that while I will proceed with the hearing for Cloverland scheduled at the same time in case No. 92-254-A, we are withdrawing or dismissing the petition in case No. 92-166-XA.

This confirmatory verification of my telephone message earlier today to you will be delivered to you Monday morning at the office of Planning and Zoning.

Thank you very much for your courtesy.

Very truly yours,

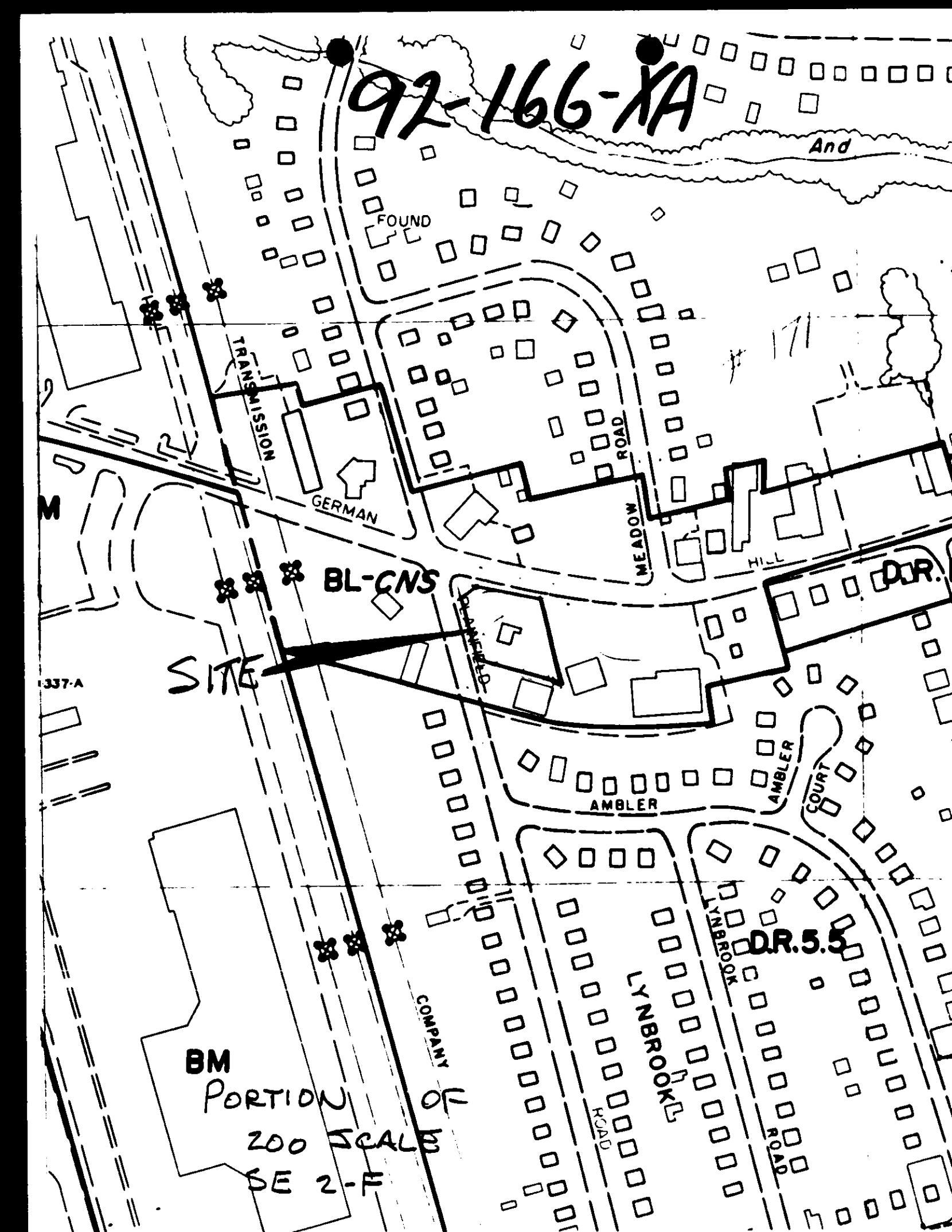
Nathan Patz

NP:lks

BURGESS STREET, SUITE 200
BALTIMORE, MD 21202

January 31, 1992
DELIVERED BY HAND

Re: Case No. 92-166-XA
S/S German Hill Road
Petitioner: Cloverland Farms Dairy, Inc.



SOIL TYPES & LIMITATIONS			
SOIL TYPE	WD/HEIGHT	PARKING	STREETS
SNB	SLIGHT	SLIGHT	B

LEGEND

EXISTING CONTOURS
PROPOSED CONTOURS
SITE BOUNDARY LINES
PROPOSED CURB & GUTTER
PROPOSED LIGHT
TOP CURB
AREA TO BE REMOVED
REMOVED CURB

NOTES

- BOUNDARY AND TOPOGRAPHY BY H. MALMUD & ASSOCIATES INC. DATED APRIL 1991.
- PUBLIC SEWER AND WATER ARE EXISTING, CONTRACTOR TO VERIFY LOCATION AND DEPTH.
- PAVING TO BE A MINIMUM OF 2" BITUMINOUS SURFACE COURSE ON 7" CRUSHER RUN BASE.
- PROVIDE 18" X 10" X 7" REINFORCED CONCRETE PAD IN FRONT OF PROPOSED DUMPSTER PAD.
- PROVIDE STANDARD 7" CURB AND GUTTER - REVERSE GUTTER SLOPE WHERE SHOWN.
- CONTRACTOR TO VERIFY IF ANY EXISTING GAS LINE ON SITE CALL MISS UTILITY (800-257-7777).
- PROVIDE STANDARD BALTO CO. COMMERCIAL ENTRANCES SEE PLATE R-32.
- LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT (SEE PLATE R-32).
- EXISTING BUILDINGS TO BE REMOVED.
- LIGHTING TO BE ERECTED SO AS NOT TO:
 - REFLECT INTO RESIDENTIAL AREA.
 - INTERFERE WITH TRAFFIC.
 - EXCEED 16' FEET IN HEIGHT.
- SEE DETAIL FOR PROPOSED SIGN.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHT OF WAY AND/OR COVENANTS OF RECORD AND LAW.
- EXISTING WATER METER TO BE UTILIZED.
- SOIL TYPE SNB PER SURVEY 1-91.
- CENSUS TRACT - 4207-01
- COUNCILMANIC DISTRICT - # 7
- WATERSHED - 35 SUBWATERSHED - 21
- NOT IN CRITICAL AREA
- NOT AN ARCHEOLOGICAL SITE.
- NOT AN ENDANGERED SPECIES HABITAT.
- NO HAZARDOUS MATERIALS ON SITE TO OUR KNOWLEDGE.
- NO EXISTING WELLS, SEPTIC SYSTEMS OR UNDERGROUND FUEL TANKS ON SITE TO OUR KNOWLEDGE.
- DEED REFERENCE - G333-590, TAX MAP # 110-1102554
- COMMON - FRANCHISE STORES
ROYAL FARMS STORE
BALTIMORE, MD. 21211
- INTERESTED PARTY TO THE PROJECT - BALTO CO. MAY (SEE FORD RECORD)
- NO EXISTING BUILDINGS OR STRUCTURES ON SITE.
- NO EXISTING ALIEN RIGHTS OR EASEMENTS ON SITE.
- ILLUMINATED 24" SIGN PER BALTO CO. SPEC. 110-1102554
- SEE DETAIL FOR PROPOSED SIGN.
- REMOVED CURB TO BE RECONSTRUCTED TO EXISTING GRADE.

VICINITY MAP

SCALE 1" = 500'

B.M. - X-7935 96435.85 E 82244.59 ELEV. 43.42

SITE DATA

EX. ZONED - BL-CNS AREA - 0.441 ACRES
UNDERLYING ZONE - SAME WITH SE.
SPECIAL EXCEPTION - AUTOMOTIVE SERVICE STATION IN CONJUNCTION WITH A FOOD STORE

AREA INFORMATION:
2. WITH 1/4" SCALE, 4 DISTANCE, SAMPLE OF
SERVING & DRIVE AT 1/4" SCALE.
TOTAL SERVING SPACES - 3 WITH 6 STANDING SPACES
TOTAL SERVING BAY - 0
TOTAL AREA REQUIRED - 8,150 SQ. FT. (12,000 SQ. FT. MIN.)
(USE 12,000 SQ. FT. MIN.)

INDICATED USES:
MINOR AUTOMOTIVE USES: AS PERMITTED IN SECTION 405.11(B) OF THE BALTO. CODE, NO ADDITIONAL SIGNAGE REQUIRED.

COMBINATION USES:
FOOD STORE SPACES - ROYAL FARMS STORE
MINIMUM SQUARE FOOTAGE FACTOR AS PER 1100257
TOTAL AREA REQUIRED - 11,000 SQ. FT. (12,000 SQ. FT. MIN.)
TOTAL AREA OF TRACT - 14,100 SQ. FT. (14,100 SQ. FT. MIN.)

ALLOT RULES:
MINIMUM OF BUILDING AREA - 1,000 SQ. FT. MIN. - 2
REQUIRED SITE WIDTH - 130' - 130'
ACTUAL SITE WIDTH - 150'
MINIMUM OF DRIVEWAYS IN PLAINFIELD AVE - 2
REQUIRED SITE WIDTH - 130' - 130'
ACTUAL SITE WIDTH - 150'

LANDSCAPING:
MINIMUM LANDSCAPE AREA REQUIRED (1/4" PARKING AREA) 773.5
MINIMUM LANDSCAPE (1/4" PARKING AREA) 773.5

PARKING:
PARKING SPACES REQUIRED - 1 PER EVERY 100 SQ. FT. OF FLOOR SPACE (11,000 SQ. FT. MIN.)
- 110 SPACES (11,000 SQ. FT. MIN.)

ALSO PROVIDED BY NEW CONSTRUCTION - 0.94 ACRES
- 0.94 ACRES (10,000 SQ. FT. MIN.)

EXISTING:
EXISTING USE - CARRY-OUT & DELIVERY ONLY
PROPOSED USE:
ROYAL FARMS STORE WITH FUEL SERVICE STATION

LIGHTING: PROPOSED AS SHOWN
TYPICAL PARKING SPACE DIMENSIONS - 9' X 16'
- 15' X 16'
TO BE PERMANENTLY STAMPED

92-166-XA

171

PUBLIC SERVICES CRG. NO. PLANNING NO.

CRG. PLAN AND
PLAN TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
AND VARIANCE

PROPOSED

ROYAL FARM STORE
#7701 GERMAN HILL ROAD
12TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND
SCALE: 1" = 10' DATE - 6-14-91

PN 6757

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120



SPECIAL EXCEPTION TO PERMIT A AUTOMOTIVE SERVICE STATION AND
IN CONJUNCTION WITH A FOOD STORE LESS THAN 5000 SQ. FT. PER 405.11(B) & 405.11(C) OF THE BALTO. CODE TO PERMIT A
SITE AREA OF 14,100 SQ. FT. IN LIEU OF THE REQUIRED 26,000 SQ. FT.
(1) VARIANCE TO SECTION 407.4 TO PERMIT VEHICULAR TRAVELWAY
WITH DIRECT ACCESS TO OFF-STREET PARKING.
(2) VARIANCE TO SECTION 407.4 TO PERMIT A WIDTH FOR TWO
WAY TRAVEL OF 20' IN LIEU OF THE REQUIRED 22'.
(3) VARIANCE TO SECTION 409.8 & 4.1 TO PERMIT A DISTANCE FROM
PARKING SPACE TO THE PUBLIC STREET RIGHT OF WAY LINE OF 6' IN
LIEU OF THE REQUIRED 10'.

DEVELOPER
CLOVERLAND FARMS DAIRY, INC.
2200 NORTH MONROE STREET
BALTIMORE, MARYLAND 21217
(301) 669-2222

EXISTING 1 STORY BRICK
(HARDWARE STORE)

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